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Planning Commission Study Session

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: ASHLEE MACDONALD, AICP, SENIOR PLANNER *Am*
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THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *ajl*
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MEETING DATE: MAY 6, 2020

SUBJECT:

A. Z20-02 HERITAGE NORTH: AMEND ORDINANCE NO. 1202 PERTAINING TO THE LA VIDA SERENA PLANNED AREA DEVELOPMENT (PAD) OVERLAY BY REMOVING FROM THE LA VIDA SERENA PAD APPROX. 10.8 ACRES OF HERITAGE VILLAGE CENTER (HVC) ZONING DISTRICT WITH A PAD OVERLAY, GENERALLY LOCATED AT THE SOUTHWEST CORNER OF GILBERT ROAD AND JUNIPER AVENUE; APPROVING THE DEVELOPMENT PLAN FOR THE HERITAGE NORTH PAD; AND CHANGING THE ZONING CLASSIFICATION OF SAID REAL PROPERTY FROM 10.8 ACRES OF HERITAGE VILLAGE CENTER (HVC) ZONING DISTRICT WITH A PAD OVERLAY TO 10.8 ACRES OF HERITAGE VILLAGE CENTER (HVC) WITH A PAD OVERLAY.

B. UP20-06 HERITAGE NORTH - GROUND FLOOR RESIDENTIAL: A CONDITIONAL USE PERMIT FOR APPROX. 10.8 ACRES LOCATED AT THE SOUTHWEST CORNER OF GILBERT ROAD AND JUNIPER AVENUE TO ALLOW GROUND FLOOR RESIDENTIAL IN THE PENDING HERITAGE VILLAGE CENTER (HVC) ZONING DISTRICT WITH A PAD OVERLAY.

C. UP20-08 HERITAGE NORTH - HOTEL: A CONDITIONAL USE PERMIT FOR APPROX. 10.8 ACRES LOCATED AT THE

SOUTHWEST CORNER OF GILBERT ROAD AND JUNIPER AVENUE TO ALLOW A HOTEL IN THE PENDING HERITAGE VILLAGE CENTER (HVC) ZONING DISTRICT WITH A PAD OVERLAY.

STRATEGIC INITIATIVE: Exceptional Built Environment

To allow for the master planning of a significant vacant site within the Heritage District.

RECOMMENDED MOTION

Request for input only. No motion required.

APPLICANT

Company Huellmantel & Affiliates for LGE Design Build
Name: Charles Huellmantel
Address: PO Box 1833
 Tempe, AZ 85280
Phone: 480-921-2800
Email: charles@huellmantel.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>September 14, 1999</i>	Town Council approved Z99-29 (Ordinance No. 1202) rezoning the subject site to General Commercial with a Planned Area Development and creating the La Vida Serena PAD
<i>February 1, 2005</i>	Town Council approved Ordinance 1625 adopting the Land Development Code and rezoning the subject site from C-2 to HVC

Overview

Heritage North is a 10.8 acre site located at the north entry into the Heritage District at the southwest corner of Gilbert Road and Juniper Avenue. The site is zoned Heritage Village Center (HVC) and is currently part of the La Vida Serena PAD. Heritage North is a proposed mixed-use development that will include a variety of building types and uses. The Heritage North site includes seven buildings with a mix of four retail and office buildings, a boutique hotel, a multi-family residential building with attached parking garage and a stand-alone parking garage.

The project consists of five submittals: a rezone (Z20-02), a Use Permit to allow ground floor residential in the HVC zoning district (UP20-06), an Administrative Use Permit to allow shared parking (UP20-07), a Use Permit to allow a hotel in the HVC zoning district (UP20-08), and a Design Review application (DR20-48). All applications are being reviewed concurrently.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
<i>North</i>	General Commercial	General Commercial (GC)	Juniper Avenue, then commercial and office uses
<i>South</i>	Utility/Transportation Corridor	Public Facility/ Institutional (PF/I)	Existing Western Powerline Corridor Trail
<i>East</i>	Village Center	Heritage Village Center (HVC)	Gilbert Road, then commercial uses
<i>West</i>	Residential > 8-14 DU/Acre	Single Family – Detached (SF-D)	Arbor Walk residential community
<i>Site</i>	Village Center	Heritage Village Center (HVC)	Parking/Vacant Lot

Project Data Table

Site Development Regulation	Required Per LDC	Proposed
Minimum Floor Area (FAR)	25%	220%
Minimum Height (ft./stories)	35’/2	20’/1
Maximum Height (ft./stories)	55’/4	76’/6
Minimum Building Setbacks (ft.)		
Front	0’	0’
Side (street)	0’	0’
Side (residential)	10’	10’
Side (non-residential)	0’	0’
Rear (residential)	20’	20’
Rear (non-residential)	0’	0’

DISCUSSION

The project has completed first review and comments have been sent to the applicant.

Rezone

The applicant is requesting that the 10.8 acre Heritage North site be removed from the La Vida Serena PAD in order to establish the Heritage North PAD to better serve the intended development. The Heritage North PAD proposes an increase in the maximum building height for buildings 1, 2, 7 and 8 as follows:

Building	Height/Stories
Building 1 (multi-family)	57’/5
Building 2 (hotel)	55’/5
Building 7 (office/retail)	75’/5
Building 8 (parking garage)	60.5’/6

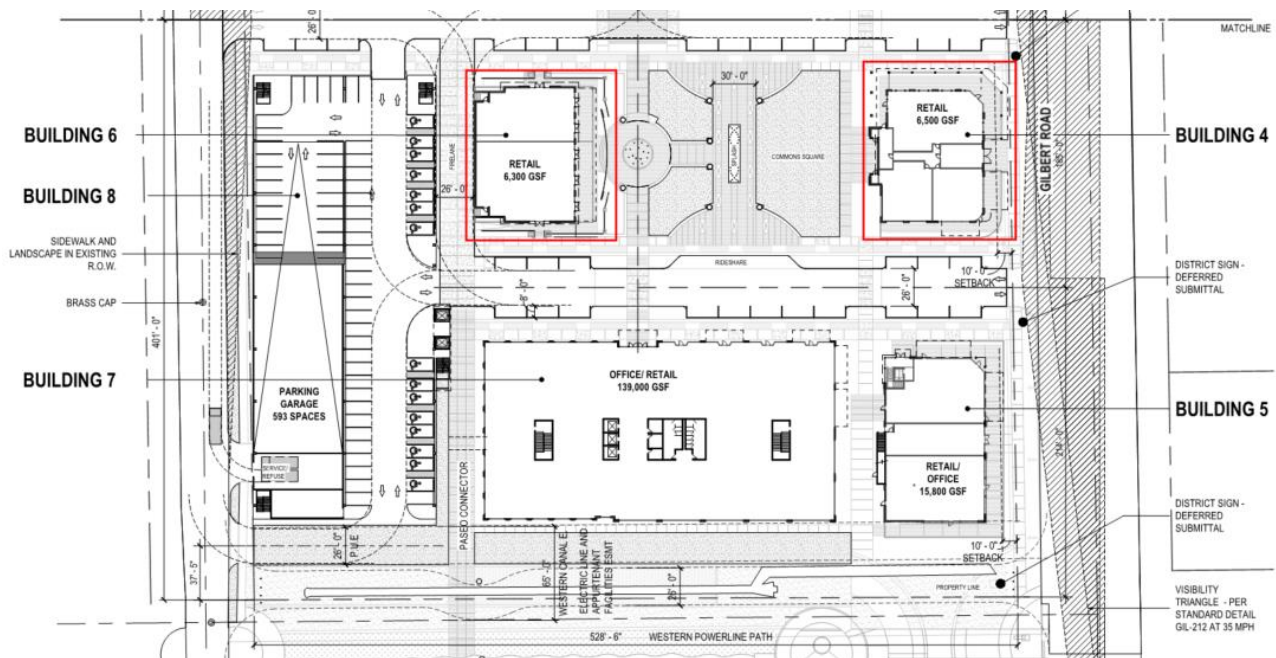
For context, the University building was approved to allow a maximum height of 85ft but was ultimately constructed at a height of 62’-8”. Staff has asked the applicant to provide some

perspectives that will show how these increased heights will compare to development in the downtown and how it may or may not impact important view corridors, such as to the water tower.

In addition, Heritage North proposes a decrease in the minimum height requirement for buildings 4 and 6:

Building	Height/Stories
Building 4 (retail)	22'-7"/1
Building 6 (retail)	24'-3"/1

In order to preserve the Gilbert Road street scene, staff has asked the applicant to consider options to increase the height of building 4. Building 6 is internal to the site, located between the parking garage and the commons. The reduced height in this location does help to provide light and air into this open space and provides a transition from the taller parking garage structure.



Conditional Use Permits

The applicant is requesting approval of two Use Permits for Heritage North, described below. To approve a Conditional Use Permit, the Planning Commission must find that all four Findings of Fact, identified under LDC Section 5.403, have been met. The required Findings of Fact are as follows:

1. *The proposed use will not be detrimental to health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general.*

2. *The proposed use conforms to the purposes, intent, and policies of the General Plan and its policies and any applicable area, neighborhood, or other plan adopted by the Town Council.*
3. *The proposed use conforms to the conditions, requirements, or standards required by the Zoning Code and any other applicable local, State, or Federal requirements.*
4. *The proposed use, as conditioned, would not unreasonably interfere with the use and enjoyment of nearby properties.*

Ground Floor Residential

Heritage North proposes a 5-story multi-family building on the northern portion of the site along Juniper Avenue between Gilbert Road and Ash Street. Per the Gilbert Land Development Code (LDC), Chapter 1, Article 2.9: Use Regulations, residential uses on the ground floor for multi-family developments within the HVC require a Conditional Use Permit. This multi-family building is part of a larger mixed-use development and the combination of residential, retail and office will add to the vibrancy of the development and the Heritage District. According to the applicant the proposal is aimed at providing residential, retail and office amenities within the walkable downtown area consistent with current market demands.

Hotel

The applicant is requesting a Conditional Use Permit to allow a hotel use within the HVC zoning district. The hotel is located on the eastern side of the project along Gilbert Road just south of the multi family and is proposed to be 5 stories with 150 rooms within 77,000 sq. ft. (15,400 per floor). The proposed hotel site will include a pool, streets lined by Southern Live Oak and Chinese Pistache trees and will feature a vehicular drop off point on the southside of the hotel.

A Design Review application is being processed in conjunction with these applications; action on the Design Review will be taken by the Redevelopment Commission at a future meeting.

PUBLIC NOTIFICATION AND INPUT

The proposed project will require public notice as specified under Land Development Code (LDC) Section 5.602.A.3.

REQUESTED INPUT

1. Request to increase the height of buildings 1, 2, 7 and 8
2. Request to decrease the height of buildings 4 and 6
3. Overall comments on use permit requests for ground floor residential and a hotel

Respectfully submitted,

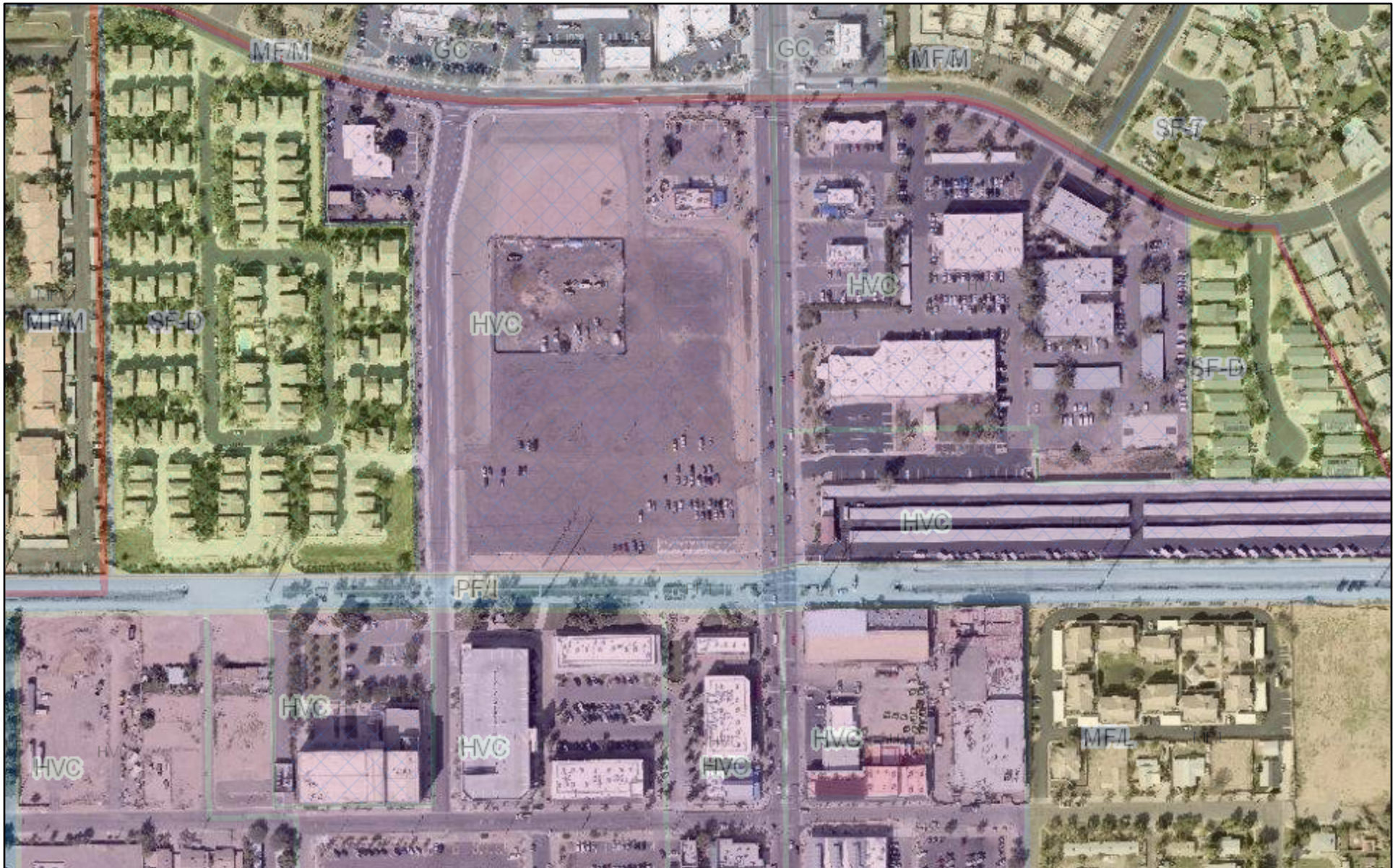


Ashlee MacDonald, AICP
Senior Planner

Attachments and Enclosures:









- 1) Aerial Photo
- 2) Development Plan
- 3) PAD Narrative
- 4) Use Permit – Ground Floor Residential Narrative
- 5) Use Permit – Hotel Narrative
- 6) Perspective Renderings (Informational only)

UP20-06/UP20-08/Z20-02 - HERITAGE NORTH ATTACHMENT 1 - AERIAL PHOTO

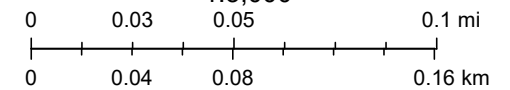


April 16, 2020

Zoning

	Business Park		Gateway Business Center		Community Commercial		Gateway Village Center
	Neighborhood Office		General Office		General Commercial		Heritage Village Center District

1:3,000



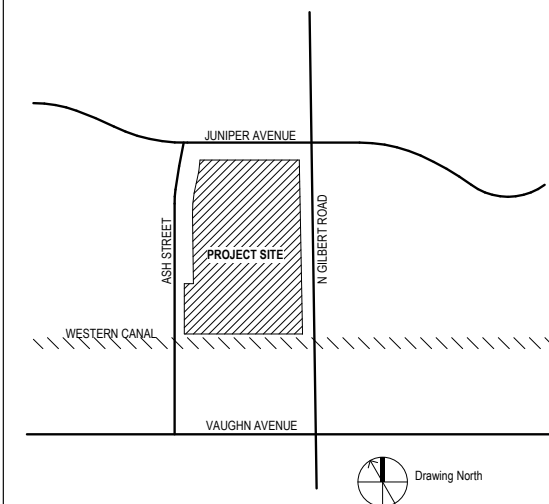
2/20/2020 1:23:20 PM \\gensler-arj\projects\Revit\user\models\28870\576917000\LGE_Gilbert\Master_Site_28870.rvt

UP20-06/UP20-08/Z20-02 - HERITAGE NORTH
ATTACHMENT 2 - DEVELOPMENT PLAN

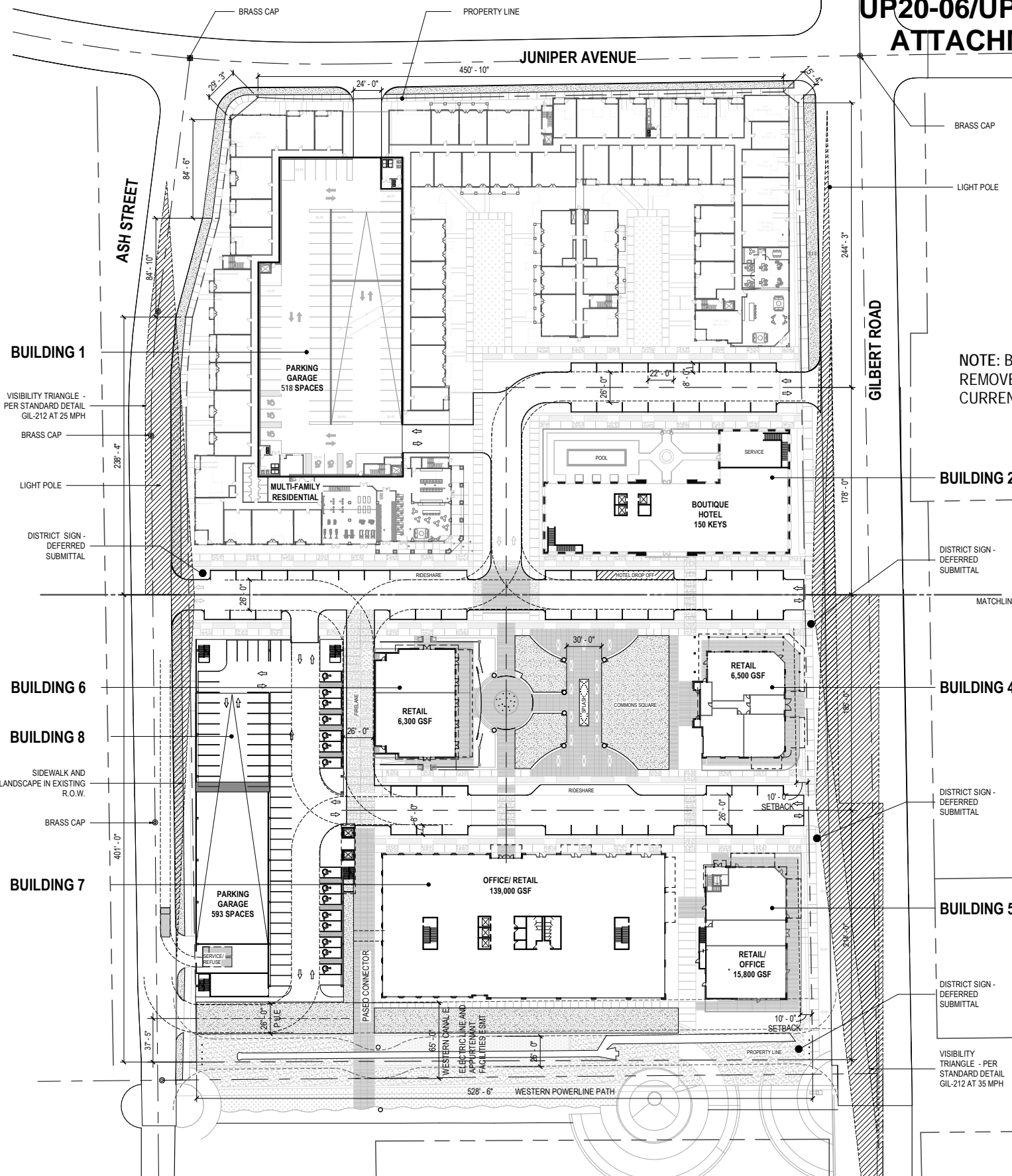
SITE DEVELOPMENT REGULATIONS	STANDARDS (HVC)	DEVIATIONS
MIN. FLOOR AREA RATIO (FAR) (%)	25	220
MIN. BUILDING HEIGHT (FT.)(STORIES)	35/2	BUILDING 06 (24'-3"), BUILDING 04 (22'-7")
MAX. BUILDING HEIGHT (FT.)(STORIES)	55/4	BUILDING 01 (57'5") BUILDING 02 (55'5") BUILDING 07 (72'5") & BUILDING 08 (60.5'6")
MIN. BUILDING SETBACK (FT)		
FRONT	0	0
SIDE (STREET)	0	0
SIDE (RESIDENTIAL)	10	10
SIDE (NON-RESIDENTIAL)	0	0
REAR (RESIDENTIAL)	20	20
REAR (NON-RESIDENTIAL)	0	0
BUILD-TO LINE (FT)		
FRONT	10	10
SIDE (STREET)	10	10
STOREFRONTS AND ACCESS	YES	YES
BUILDING TRANSPARENCY	YES	YES
DRIVEWAY RESTRICTIONS	YES	YES
PARKING SETBACK	YES	YES

- SITE DEVELOPMENT REGULATIONS**
- PROPOSE TO REMOVE MULTI-FAMILY USE RESTRICTION FROM LEVEL 1
 - PROPOSE TO ALLOW FITNESS/ENTERTAINMENT USE AT LEVEL 1 MULTI-FAMILY

- SIGNAGE**
- PROPOSE TO ALLOW ELEVATED, LIT MONUMENT SIGNAGE WITHIN HERITAGE COMMONS MASTERPLAN ABOVE PARAPET (SEE RENDERING BELOW)



VICINITY MAP N.T.S.



NOTE: BUILDING 3 WAS
REMOVED FROM THE
CURRENT PLAN

NOTE: SEE FIRE ACCESS PLAN FOR MORE FIRELANE INFORMATION
SEE LANDSCAPE DRAWINGS FOR ALL LANDSCAPE HARDSCAPE INFORMATION



HERITAGE
NORTH

442 NORTH GILBERT ROAD
GILBERT, ARIZONA 85234

Gensler

201 East Washington St
Suite 750
Phoenix, AZ 85004
United States
Tel 602.523.4900
Fax 602.523.4949

LGE

1200 North 52nd St
Phoenix, AZ 85008
United States
Tel 480.966.4001

Date Description

Seal / Signature

NOT FOR
CONSTRUCTION

Project Name
HERITAGE NORTH

Project Number
057.6917.000

Description
DEVELOPMENT PLAN EXHIBIT

Scale
As indicated

A002

UP20-06/UP20-08/Z20-02 - HERITAGE NORTH
ATTACHMENT 3 - PAD NARRATIVE



HERITAGE NORTH

SOUTHWEST CORNER OF GILBERT ROAD AND JUNIPER AVENUE
IN THE HERITAGE DISTRICT

APNs: 302-14-909, 302-14-910 AND 302-14-003T

ZONING / PLANNED AREA DEVELOPMENT OVERLAY



Applicant:

HUELLMANTEL
AFFILIATES

P.O. Box 1833, Tempe, Arizona 85280 ✦ (480) 921-2800 ✦ charles@huellmantel.com

February 27, 2020

SITE OVERVIEW

LGE is proposing Heritage North, a mixed-use project in the Heritage District. As the name suggests, our proposed development sits at the north end of the Gilbert Heritage District, located at Juniper Avenue and Gilbert Road as shown below:



The approximately 10.8-acre site is currently vacant but includes an outdated Burger King and drive through. The Burger King will be removed as part of the project. The site is currently zoned Heritage Center Village (HCV) and has a General Plan projected use of Village Center (VC). Accordingly, although we are requesting a Planned Area Development Overlay to establish development standards for the site, we are not seeking a General Plan Amendment or Zoning Map Amendment to develop the site.

We plan to develop the entire site with a variety of building types and uses. The proposal for the Heritage North site includes seven buildings with a mix of four retail and office buildings, a boutique hotel, a multi-family residential building with attached parking garage and a stand-alone parking garage.

Part of the beauty of downtown Gilbert is that it has grown organically. We see the historic buildings in the downtown as design inspiration and therefore we are proposing a variety of building types with unique facades and designs that draw from the past while looking towards the future.

PLANNED AREA DEVELOPMENT

The proposed Heritage North development is located in the Heritage Village Center (HVC) Zoning District and has a General Plan Overlay of Village Center (VC). We would like to create a Planned Area Development Overlay zoning district for the Heritage North development to allow the flexibility needed to develop this unique site with the proposed project.

Heritage North is designed with the buildings are arranged around the center of the site which will feature The Paseo and a turf commons, a pedestrian friendly gathering space with water feature and splash pad. This method of organizing the buildings around the edges of the site purposefully focuses on the community open space as a central gathering location for the entire site. The landscape and buildings are all designed to reflect the architecture and character of the existing Heritage District and be in accordance with the Heritage District Redevelopment Plan. We have proposed a complimentary landscape palette including Evergreen Elm, Anachacho Orchid, Chinese Pistache trees, Deer Grass, and Lantana.

The Heritage North development conforms to the projected land use of the General Plan (VC). The site has been designed to conform to the Heritage District Redevelopment Plan and the Heritage District Design Guidelines, including the development of The Paseo and the Commons area. The development will feature public art, a water feature and a splash pad and includes the redevelopment of the Western Canal as a pedestrian realm.

The site is designed to allow for a variety of businesses and uses and to create a pedestrian and bicycle friendly environment. In designing and planning Heritage North, we are requesting to modify some of the design standards to allow for a flexible and unique development to work in this location. The site standards will be set through the PAD process and we are requesting the following modifications:

	HVC Zoning District	Heritage North
Min. Floor Area Ratio (FAR)	25%	220%
Min. Building Height/Stories	35 ft. / 2 stories	20 ft.
Max. Building Height/Stories	55 ft. / 4 stories	76 ft. / 5 stories
Minimum Building Setbacks:		
Front:	0 ft.	0 ft.
Side (Street)	0 ft.	0 ft.
Side (Residential)	10 ft.	10 ft.
Side (Non-Residential)	0 ft.	0 ft.
Rear (Residential)	20 ft.	20 ft.
Rear (Non-Residential)	0 ft.	0 ft.

We are only proposing to modify the building height minimums and maximums but plans to build within the other development standards for the HVC.

Additionally, the site is subject to the La Vida Serena PAD (Z99-29) which requires that:

“All arterial streets shall have a minimum of twenty (20') foot wide landscape tract adjacent to the right-of-way. All collector streets shall have a minimum of a ten (10') foot wide landscape tract adjacent to the right-of-way.”

As part of our proposed PAD, we would like to remove this ordinance to allow for more flexibility in the building and site design. Some of the proposed parallel parking spaces along the interior streets may be within this 20-foot wide landscape tract. An important aspect of the Heritage District Design Guidelines is to protect the pedestrian accessway, which this site does by provided parallel parking along the streets. This parallel parking provides a buffer between pedestrians and the street while also providing important parking spaces for the retail and commercial proposed uses in the Heritage North development.

Consistent with the requirements of the PAD, a complete development plan is being submitted concurrently with this request.

**UP20-06/UP20-08/Z20-02 - HERITAGE NORTH
ATTACHMENT 4 - USE PERMIT NARRATIVE
RESIDENTIAL USE ON GROUND FLOOR IN HVC**



HERITAGE NORTH

SOUTHWEST CORNER OF GILBERT ROAD AND JUNIPER AVENUE
IN THE HERITAGE DISTRICT

APNs: 302-14-909, 302-14-910 AND 302-14-003T

USE PERMITS FOR RESIDENTIAL USE ON GROUND FLOOR IN HVC



Applicant:

P.O. Box 1833, Tempe, Arizona 85280 ✦ (480) 921-2800 ✦ charles@huellmantel.com

February 27, 2020

SITE OVERVIEW

LGE is proposing Heritage North, a mixed-use project in the Heritage District. LGE's proposed development on the North Anchor of the Gilbert Heritage District Redevelopment Plan is located at Juniper Avenue and Gilbert Road with the residential portion located on the northernmost portion of the site as shown below:



The approximately 10.8-acre site is currently mostly vacant with an outdated Burger King drive through that we plan to remove as part of the project. The site is currently zoned Heritage Center Village (HCV) and has a General Plan projected use of Village Center (VC). Therefore, although we are requesting a Planned Area Development Overlay to establish development standards for the site, we are not requesting a General Plan Amendment or Zoning Map Amendment to develop the site.

Our plan is to develop the entire site with a variety of building types and uses. The proposal for Heritage North site includes seven buildings with a mix of four retail and office buildings, a boutique hotel, a multi-family residential building with attached parking garage and a stand-alone parking garage. We understand that the existing downtown Gilbert Heritage District originated organically and therefore is proposing a variety of building types with unique facades and designs.

The residential use of the site is located on the far northwest corner. This location is appropriately separated from the commercial and retail uses and will provide a residential option for Gilbert residents who want to live close to the Downtown. We have intentionally and thoughtfully designed the project to enhance not only the subject site but surrounding area and Heritage District as a whole.

USE PERMIT FINDINGS OF FACT

Per the Gilbert Land Code, Chapter 1, Article 2.9: Use Regulations, residential uses on the ground floor for multi-family developments within the HVC require a Use Permit (per Table 2.902). The proposed Heritage North development includes residential units on the ground floor, and accordingly, we respectfully request that a Use Permit be granted to allow the configuration as it is currently designed. The request conforms to the Use Permit criteria as detailed below:

1. The proposed use will not be detrimental to health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general.

We see the ground floor residential use as a benefit to Heritage District and the use and design of the building, including the walkability of the site. This aims to improve the quality of life for those living and working near the site. The ground floor residential, which will add urban character to the street will not be detrimental to the health, safety or general welfare of the people living in the vicinity or to the public in general. Providing additional residents in the Heritage District will support the nearby restaurant, retail and commercial uses which enhance the local quality of life. Ground floor units specifically within Heritage North will contribute to the activation of the development as a whole.

The multi-family residential building is proposed as part of a larger mixed-use, development aimed at providing residential, retail and office amenities within the walkable downtown area consistent with current market demands. The large commons area proposed for community enjoyment within the project is another example of how we improve the area and quality of life for all nearby.

The site is adjacent to City property and other commercial properties with the exception of the neighborhood to the west which will benefit by having a residential scale and feel on the street level. The residential component (including the residential use on the ground floor) is proposed on the most western portion of the project. The development is in keeping with the goals of the Town's planning goals.

Heritage North, with each of the individual components, is designed to function as a community amenity. Accordingly, our goal is to provide an asset to the surrounding area and community as a whole and have designed the project so that it is complimentary and not detrimental to the surrounding area.

2. The proposed use conforms with the purposes, intent, and policies of the General Plan and its policies and any applicable area, neighborhood, or other plan adopted by the Town Council.

The proposed ground level residential units within the HVC zoning district are part of an otherwise permitted use for multi-family within the Heritage District. We have included

ground floor units within the residential portion of the proposed Heritage North project to increase the activation of the project. Heritage North is unique in that it will include a public commons area as well as direct access to the adjacent canal path. Encouraging pedestrian activity in the area will help further the Town's goals of reinvigorating this area that is currently a vacant dirt parking lot and outdated Burger King with drive through. Transforming from an exclusively vehicular-oriented use into a community-focused public amenity space with a variety of active uses furthers the Town's long-term goals as detailed more specifically below.

The proposed uses conform to the Town of Gilbert General Plan with a General Plan projected use of VC. Goals identified within the General Plan include a desire to attract more mixed-use development, supporting and encouraging infill development, and maintaining and renewing the quality and character of neighborhood development. The proposed Heritage North mixed-use site will help Gilbert achieve the above issues by developing the Heritage District Growth Area with infill development including residential, commercial and tourism/hospitality uses. Furthermore, the ground floor residential uses are designed to enhance the vitality of the development as a whole.

The Heritage North development is designed to reinvigorate and redevelop the northern entrance to downtown Gilbert and promote the character of the Heritage District. Heritage District signage (under a separate submittal) will be placed on Gilbert Road and Ash Street to provide a visible wayfinding and branding opportunity for the Heritage North project and downtown that will also increase the branding and character of the neighborhood. The proposed residential use on the ground floor is allowed per the Gilbert Zoning Code, but subject to approval of a use permit. We believe the use is appropriate for the location and helps fulfill the goals of the Heritage District Redevelopment Plan, including Goal 2, to improve the economic viability of downtown by attracting new residents.

3. The proposed use conforms with the conditions, requirements, or standards required by the Zoning Code and any other applicable local, State, or Federal requirements.

The proposed ground floor residential use of a multi-family development is an allowed use in the HVC district subject to a use permit. On its own, the multi-family development is an allowed use by right, and accordingly we seek only a use permit to allow ground floor residential uses. The Heritage North project as a whole is separately requesting PAD zoning to set standards within the HVC district and design review approval for the proposed buildings. The proposed development will be consistent with the requirements of the Zoning Code and all other local, state and federal requirements (where applicable).

4. The proposed use, as conditioned, would not unreasonably interfere with the use and enjoyment of nearby properties.

The ground floor residential uses will enhance the surrounding properties by serving the Heritage North development's overall activation and is in keeping with the goals of the Heritage District redevelopment. These buildings are designed to improve the use and

enjoyment of all property in the downtown and accordingly do not interfere with the use and enjoyment of nearby properties. The Heritage North development has been designed to serve the adjacent community and includes uses that complement each other in function, design and circulation (pedestrian and vehicular). The hotel use will boost the enjoyment of the downtown Gilbert Heritage District by providing unique, new, comfortable accommodations for visitors to the downtown.

By contributing to the enhancement of the area through its function as a part of the holistically-designed Heritage North project, the ground floor residential use enhances the use and enjoyment of nearby properties.

Because the proposed ground floor residential uses associated with the multi-family portion of the Heritage North development meets the use permit criteria, we believe the granting of the requested use permit is appropriate and furthers the Town's goals of revitalizing this portion of the Heritage District.

**UP20-06/UP20-08/Z20-02 - HERITAGE NORTH
ATTACHMENT 5 - USE PERMIT NARRATIVE - HOTEL IN HVC**



HERITAGE NORTH

SOUTHWEST CORNER OF GILBERT ROAD AND JUNIPER AVENUE
IN THE HERITAGE DISTRICT

APNs: 302-14-909, 302-14-910 AND 302-14-003T

CONDITIONAL USE PERMITS FOR HOTEL IN HVC



Applicant:

HUELLMANTEL
AFFILIATES

P.O. Box 1833, Tempe, Arizona 85280 ✦ (480) 921-2800 ✦ charles@huellmantel.com

February 27, 2020

SITE OVERVIEW

LGE is proposing Heritage North, a mixed-use project in the Heritage District. As the name suggests, our proposed development sits at the north end of the Gilbert Heritage District, located at Juniper Avenue and Gilbert Road as shown below:



The approximately 10.8-acre site is currently vacant but includes an outdated Burger King and drive through. The Burger King will be removed as part of the project. The site is currently zoned Heritage Center Village (HCV) and has a General Plan projected use of Village Center (VC). Accordingly, although we are requesting a Planned Area Development Overlay to establish development standards for the site, we are not seeking a General Plan Amendment or Zoning Map Amendment to develop the site.

We plan to develop the entire site with a variety of building types and uses. The proposal for the Heritage North site includes seven buildings with a mix of four retail and office buildings, a boutique hotel, a multi-family residential building with attached parking garage and a stand-alone parking garage.

Part of the beauty of downtown Gilbert is that it has grown organically. We see the historic buildings in the downtown as design inspiration and therefore we are proposing a variety of building types with unique facades and designs that draw from the past while looking towards the future.

The five-story boutique hotel will be located on the east side of the site, as shown below:



The hotel is currently proposed to be 5 stories with 150 rooms within 77,000 sq. ft. (15,400 per floor). The proposed hotel site will include a pool, streets lined by Southern Live Oak and Chinese Pistache trees and will feature a vehicular drop off point on the southside of the hotel.

CONDITIONAL USE PERMIT FINDINGS OF FACT

The proposed Heritage North development will include a boutique hotel. Per the Gilbert Land Code, Chapter 1, Article 2.9: Use Regulations, a hotel in the Heritage Village Center zoning is subject to a Conditional Use Permit. The proposed boutique hotel in the Heritage District conforms as follows:

1. The proposed use will not be detrimental to health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general.

We see the boutique hotel use as a benefit to the Heritage District and the use and design of the hotel, including the walkability of the building and site, improve the quality of life for those living and working near the site. The building is clearly not detrimental to the health, safety or general welfare of the people living in the vicinity or to the public in general. The hotel is proposed as part of a larger mixed-use, community scale development aimed at providing residential, retail and office amenities within the downtown consistent with current market demands. The large commons area proposed for community enjoyment within the project is another example of how we will improve the area and quality of life for all nearby. The site is adjacent to mostly City property and other commercial properties with the exception of the neighborhood to the west. The Heritage North development is in keeping with the Town's planning goals.

2. The proposed use conforms with the purposes, intent, and policies of the General Plan and its policies and any applicable area, neighborhood, or other plan adopted by the Town Council.

The proposed use conforms to the Town of Gilbert General Plan with a General Plan projected use of VC. We have worked closely with Town staff on both the uses and the design of the buildings, including the hotel, to make sure the proposal fits within the goals of the General Plan, including a desire to attract more mixed-use development, supporting and encouraging infill development, and maintaining and renewing the quality and character of neighborhood development. The proposed Heritage North mixed-use site will help Gilbert achieve the above issues by developing the Heritage District Growth Area with infill development including high density residential, commercial and tourism/hospitality uses.

Additionally, the Heritage North development is designed to reinvigorate and redevelop the northern entrance to downtown Gilbert and promote the character of the Heritage District. Heritage District signage (under a separate submittal) will be placed on Gilbert Road and Ash Street to provide a visible wayfinding and branding opportunity for the Heritage North project and downtown that will also increase the branding and character of the neighborhood. The proposed hotel is allowed per the Gilbert Zoning Code, but with a Use Permit. We believe the use is appropriate for the location and helps fulfill the goals of the

Heritage District Redevelopment Plan, including Goal 2, to improve the economic viability of downtown.

3. The proposed use conforms with the conditions, requirements, or standards required by the Zoning Code and any other applicable local, State, or Federal requirements.

The proposed boutique hotel is an allowed use in this zoning district subject to this Conditional Use Permit. The Heritage North project as a whole is separately requesting PAD zoning and design review approval. The proposed development will be consistent with the requirements of the Zoning Code and all other local, state and federal requirements (where applicable).

4. The proposed use, as conditioned, would not unreasonably interfere with the use and enjoyment of nearby properties.

The proposed hotel will enhance the surrounding properties in keeping with the goals of the downtown Gilbert. This building is designed to improve the use and enjoyment of all property in the downtown and will not interfere with the use and enjoyment of nearby properties. The Heritage North development has been designed to serve the adjacent community and includes uses that complement each other in function, design and circulation (pedestrian and vehicular). The hotel use will boost the enjoyment of the downtown Gilbert Heritage District by providing unique, new, comfortable accommodations for visitors to the downtown.

UP20-06/UP20-08/Z20-02 - HERITAGE NORTH
ATTACHMENT 6 -PERSPECTIVE RENDERINGS
(INFORMATIONAL ONLY)



01 OVERALL ELEVATION - GILBERT ROAD
SCALE: 1" = 30'-0"



02 OVERALL ELEVATION - ASH STEET
SCALE: 1" = 30'-0"

HERITAGE
NORTH

442 NORTH GILBERT ROAD
GILBERT, ARIZONA 85234

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United States

Tel 602.523.4900
Fax 602.523.4949

LGE

1200 North 52nd St
Phoenix, AZ 85008
United States
Tel 480.966.4001

△ Date Description

Seal / Signature

NOT FOR
CONSTRUCTION

Project Name

HERITAGE NORTH

Project Number

057.6917.000

Description

EXHIBIT 8 - OVERALL BLDG.
ELEVATIONS

Scale

1" = 30'-0"

A217



03 PERSPECTIVE 01 - FROM GILBERT ROAD LOOKING WEST
SCALE: 12" = 1'-0"



01 PERSPECTIVE 02 - OVIEW OF BUILDING 07
SCALE: 12" = 1'-0"



04 PERSPECTIVE 03 - VIEW OF BUILDING 06
SCALE: 12" = 1'-0"



02 PERSPECTIVE 04 - VIEW OF BUILDING 07
SCALE: 12" = 1'-0"

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Date	Description

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name
HERITAGE NORTH

Project Number
057.6917.000

Description
EXHIBIT 8 - SITE VIEWS

Scale
12" = 1'-0"

A218

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03 PERSPECTIVE - FROM GILBERT ROAD LOOKING AT BUILDING 02
SCALE: 12" = 1'-0"



01 PERSPECTIVE - PATIO AT BUILDING 06
SCALE: 12" = 1'-0"



04 PERSPECTIVE - VIEW OF SPLASH PAD AT COMMON AREA
SCALE: 12" = 1'-0"



02 PERSPECTIVE - PASEO CONNECTOR
SCALE: 12" = 1'-0"

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Project Number
057.6917.000

Description
EXHIBIT 8 - SITE VIEWS

Scale
12" = 1'-0"

A219



03 PERSPECTIVE - VIEW OF BUILDING 01 FROM ASH STREET
SCALE: 12" = 1'-0"



01 PERSPECTIVE - VIEW OF BUILDING 01 FROM JUNIPER AND GILBERT RD
SCALE: 12" = 1'-0"



04 PERSPECTIVE - VIEW OF BUILDING 01 - CORNER AT LOBBY
SCALE: 12" = 1'-0"



02 PERSPECTIVE - VIEW OF BUILDING 01 FROM GULBERT ROAD AT HOTEL
SCALE: 12" = 1'-0"

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Description
EXHIBIT 8 - SITE VIEWS

Scale
12" = 1'-0"

A220



3 PERSPECTIVE - CANAL FROM EAST
SCALE: 12" = 1'-0"



1 PERSPECTIVE - SOUTHERN PEDESTRIAN CONNECTION
SCALE: 12" = 1'-0"



4 PERSPECTIVE - OFFICE SOUTH PATIOS
SCALE: 12" = 1'-0"



2 PERSPECTIVE - CANAL FROM WEST
SCALE: 12" = 1'-0"

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Description

EXHIBIT 8 - SITE VIEWS

Scale

12" = 1'-0"

A221

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